



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20780** APN: 125-24-503-005

Name of Property Owner: Pedro Garcia

Name of Applicant: Pedro Garcia

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

Pedro Garcia

Print Name:

Pedro Garcia

Subscribed and sworn before me

This 28th day of March, 2007

Carole Levy
Notary Public in and for said County and State

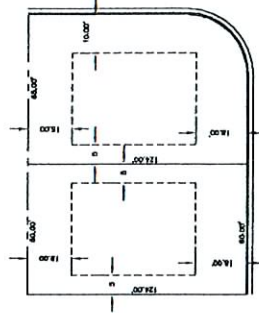


DISCLAIMER NOTE

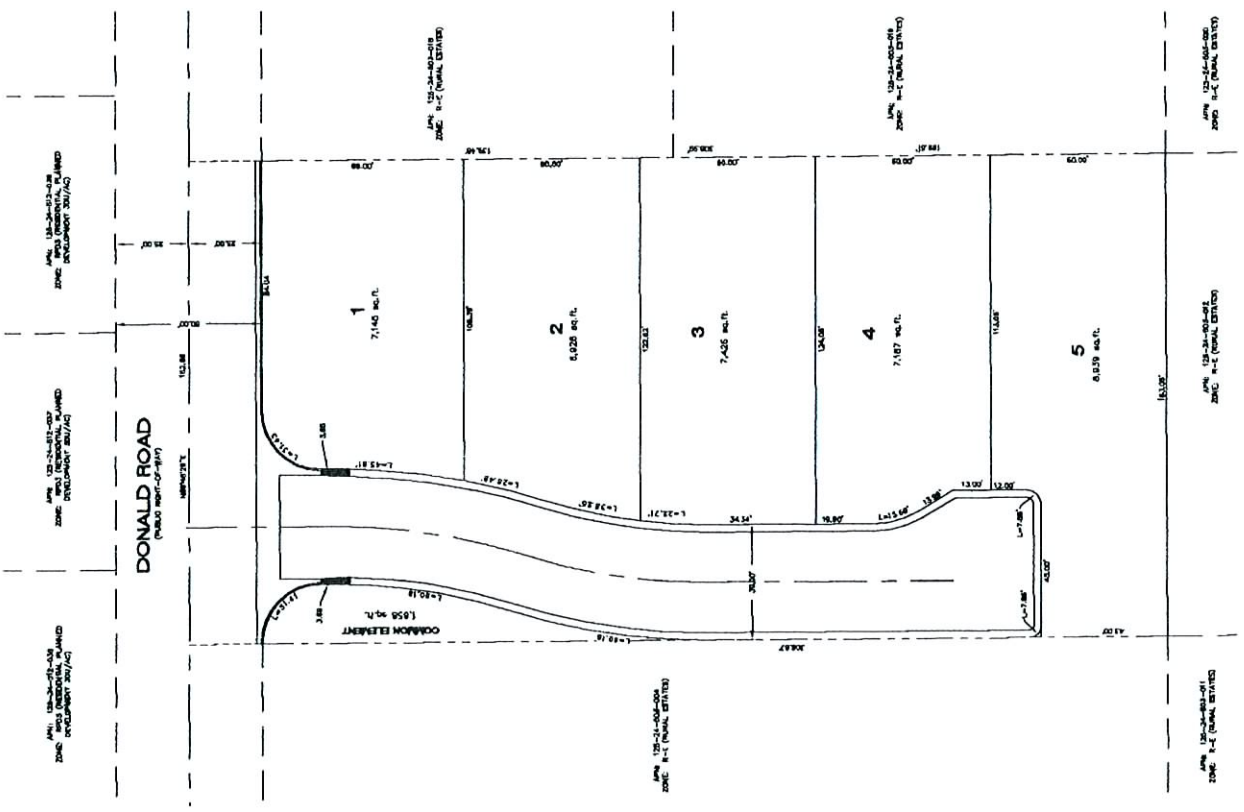
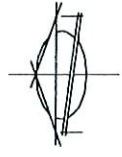
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES SHOWN ARE MAJOR HOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

**SDR-20780
REVISED
05/24/07 PC**

TYPICAL LOT DIMENSIONS

[illegible]

LEGEND
STREET CENTERLINE
BOUNDARY LINE
PROPERTY LINE
SET BACK LINE



PEDRO GARCIA
DOUGLAS ROAD
LAW VILLAGE, NY 08121

DATE	APRIL 2007
DESCRIPTION	LAND PLANNERS
AMOUNT	0.00
CHARGE	0.00
DEBIT	0.00
CREDIT	0.00
BALANCE	0.00

12R-24-503-005
SITE PLAN
1. TOWNSHIP 12 SOUTH, RANGE 00 EAST, N.E.B. & E.
NEVADA
DONALD ROAD/DECATUR

SECTION 24
MEAS

	LAS
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SPOT 1

SDR 20780				
Pedro Garcia				
4881 Donald Road				
Proposed 7 unit single family development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	7	9.57	67
AM Peak Hour			0.75	5
PM Peak Hour			1.01	7
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Decatur Boulevard				
Average Daily Traffic (ADT)	8,905			
PM Peak Hour	712			
(heaviest 60 minutes)				
Dorrell Lane				
Average Daily Traffic (ADT)	115			
PM Peak Hour	9			
(heaviest 60 minutes)				
Donald Road				
Average Daily Traffic (ADT)	17			
PM Peak Hour	1			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Decatur Boulevard	51700			
Dorrell Lane	16200			
Donald Road	16200			
This project will add approximately 67 trips per day on Decatur, Dorrell and Donald. This will increase expected volumes by less than one percent on Decatur, about fifty-eight percent on Dorrell and about three hundred eighty five percent on Donald. Decatur is at about 17 percent of capacity and Dorrell and Donald are under one percent of capacity.				

Based on Peak Hour use, this development will add roughly 7 additional cars into the area; which works out to about one every nine minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-20783, WVR-21491, VAR-20782 & SDR-20780 - APPLICANT/OWNER: PEDRO GARCIA
4881 DONALD ROAD
MAY 24, 2007 PLANNING COMMISSION

04/25/07



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